

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Trevor Ozawa, Chair; Ron Menor, Vice-Chair;
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
September 6, 2016

Honorable Ernest Y. Martin
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 62 (2015) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII,"

which passed Second Reading at the April 20, 2016 Council meeting, reports as follows:

The purpose of Bill 62 (2015) is to rezone approximately 69 acres of land situated in Ewa Beach from BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District; to the A-2 Medium-Density Apartment District with a height limit of 60-feet, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District; at the request of Haseko (Ewa), Inc. (the "Applicant") to accommodate an update of the Hoakalei Master Plan for the last undeveloped phase of the 1,100-acre Ocean Pointe-Hoakalei development.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

OCT 05 2016

COMMITTEE REPORT NO. 308

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Your Committee notes that the Council is concurrently considering the following related measures: (1) Bill 63 (2015), which would amend the boundary of the Special Management Area Map for the Ewa area to reflect the proposed development of an enclosed lagoon rather than a marina with direct access to the Pacific Ocean, and (2) Resolution 16-180, which would grant a Special Management Area Use Permit (SMP) and Shoreline Setback Variance (SV) for the Master Plan update improvements project.

Your Committee finds that the Planning Commission, after a public hearing held on May 27, 2015 at which nine individuals testified and 224 written testimonies in support of the zone change were received, voted to recommend approval of the rezoning in concurrence with the recommendation of the Department of Planning and Permitting (DPP) in the Attachment to Departmental Communication 449 (2015), with the following revision:

In the Director's May 12, 2015 report, Condition 1, Public Access and Revised Urban Plan is amended as follows:

Public Access and Revised Urban Design Plan. The proposed swimming cove adjacent to the lagoon shall be made available for use by the general public when completed. At least 150 parking stalls shall also be made available for use by the general public prior to issuance of the first certificate of occupancy for visitor units in the UA area, and parking rates should be comparable to other City lots. The 150 parking stalls shall not be used to satisfy off-street parking required by the Land Use Ordinance. The swimming and parking areas shall be linked with a publicly accessible pedestrian pathway system that connect them together with the Oneula Beach Park. These items shall be incorporated into a revised Urban Design Plan,

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which the Declarant shall submit to the DPP for review and approval prior to issuance of the first building permit for visitor units in the UA area.

Your Committee finds that at a public hearing held on April 20, 2016 by the City Council, eight speakers testified in support of, and one person offered comments on, the proposed rezoning. One hundred and forty-two written testimonies and three petitions were also received.

In Committee Report No. 84, which the Council adopted at its meeting on April 20, 2016, your Committee discussed the conditions recommended by the DPP to be included in a Unilateral Agreement (U/A) for this rezoning, as set forth in the Attachment to Departmental Communication 449 (2015), and also recommended certain revisions to those conditions, as outlined in Councilmember Anderson's Council Communication 49 (2016) and Councilmember Pine's Council Communication 68 (2016), and as further amended by Councilmember Anderson in the Committee on Zoning and Planning meeting on March 21, 2016. A proposed Unilateral Agreement (draft dated 4/4/16) reflecting the amendments made by the Committee was submitted by the Applicant.

In Committee Report No. 84, your Committee also recommended a CD1 version of Bill 62 (2015). The amendments made by the CD1 version are summarized in Committee Report No. 84.

At your Committee's meeting on September 6, 2016, your Committee considered Bill 62 (2015), Bill 63 (2015), and Resolution 16-180 together. Your Committee considered Council Communication 171 (2016) submitted by Council Chair Martin, and Council Communication 225 (2016) submitted by Councilmember Pine, which proposed further amendments to the Unilateral Agreement.

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HONOLULU, HAWAII

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Your Committee received testimony in support from Hawaii Regional Council of Carpenters, Mason Contractors Association of Hawaii, Hawaii LECET, Hawaii Laborers Union Local 368, BIA Hawaii, Hawaii Construction Alliance, General Contractors Association of Hawaii, G70 Design, Pacific Resource Partnership, and 64 individuals. Representative Matthew LoPresti and 26 individuals provided testimony in opposition. 25 individuals provided comments. Your Committee received testimony from 6 individuals in support of Councilmember Pine's Amendments to the Unilateral Agreement (U/A) as well as testimony in support of Chair Martin's Amendments to the U/A from Hawaii Regional Council of Carpenters, Haseko (Ewa), Inc., Hawaii Laborers Union Local 368, and 6 individuals. Your Committee also received 4 petitions with 330 signatures in support.

Following the close of public testimony, action on Bills 62 (2015), 63 (2015), and Resolution 16-180 was deferred and the meeting was recessed to September 22, 2016.

At its meeting on September 22, 2016, your Committee continued consideration of Council Communication 171 (2016) and Council Communication 225 (2016), as well as an additional revision to the Unilateral Agreement proposed by Committee Chair Ozawa in Council Communication 242 (2016).

Your Committee accepted the amendments to the Unilateral Agreement (U/A) as outlined in Council Communication 171 (2016) and Council Communication 242 (2016).

CITY COUNCIL

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Attached hereto is a proposed Unilateral Agreement (draft dated 9/23/16) submitted by the Applicant. The proposed Unilateral Agreement (U/A) reflects the foregoing amendments, and also includes a condition added by the Applicant that reads as follows:

Navy Easement. No residential use, hotels, or other transient overnight accommodations shall be permitted within that portion of the Property encumbered by that certain Grant of Restrictive Easement dated June 8, 1989, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1685738, unless a court or other authorized agency determines that the easement is terminated or unless such uses are consented to by the easement holder.

Your Committee finds that the conditions recommended by the DPP to be included in the Unilateral Agreement for this rezoning, as revised in accordance with your Committee's recommendations herein, are in conformance with the criteria specified in ROH Section 21-2.80 (b) and (c). In particular, your Committee finds that these conditions are necessary to prevent circumstances that may be adverse to public health, safety, and welfare and fulfill needs directly emanating from the proposed project.

Additionally, your Committee has prepared a CD2 version of the bill that makes the following amendments:

- A. Corrects the TMK references for the parcels affected by the zone change in the text of the Bill and the map attached as Exhibit A to reflect proper TMK numbers pursuant to further subdivision of certain parcels.

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CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

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- B. Denies the requested zone change for parcel 27 (to remain Resort, no zone change to A-2) and makes corresponding revisions in the description of the zone change, the TMK references for the parcels affected by the zone change, and the approximate land area affected by the zone change in the text of the bill and the map attached as Exhibit A.
- C. Specifies the ordinance numbers for amendments made to the unilateral agreement conditions of Ordinance 93-94.
- D. Makes miscellaneous technical and non-substantive amendments.

Your Committee finds that the Department of Planning and Permitting and the Planning Commission have found that the rezoning proposed in this bill is consistent with the vision, policies, and guidelines set forth in the Ewa Development Plan established by Chapter 24, Article 3, Revised Ordinances of Honolulu 1990.

Your Committee further finds that, pursuant to Chapter 24, Article 3, Revised Ordinances of Honolulu 1990, responsible City and State agencies have indicated that adequate public facilities and utilities for the proposed development will be available at the time of occupancy, or that conditions to ensure adequacy are otherwise sufficiently addressed.

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Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 62 (2015), CD1, as amended herein, and recommends that, following the Applicant's recordation in the Bureau of Conveyances, and/or the Land Court, as is appropriate, of a Unilateral Agreement that conforms in all material respects to the proposed Unilateral Agreement attached hereto, the bill pass Third Reading in the form attached hereto, as Bill 62 (2015), CD2. Pursuant to standard Council practice, the Clerk is directed to attach a copy of the executed and recorded Unilateral Agreement as Exhibit "B" to the bill after transmission of the copy to the Council by the Department of the Corporation Counsel. (Ayes: Ozawa, Fukunaga, Kobayashi, Manahan – 4; Ayes with reservations: Menor – 1; Noes: None.)

Respectfully submitted,



Committee Chair

At the 10/5/16 Council meeting, the Bill was further amended and subsequently passed third reading as Bill 62 (2015), CD2, FD1.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON OCT 05 2016

COMMITTEE REPORT NO. 308



A BILL FOR AN ORDINANCE

TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu.

SECTION 1. Zoning Map No. 12 (Ewa Beach – Iroquois Point), Ordinance 86-114, is hereby amended as follows: Land situated in Ewa Beach, Oahu, Hawaii, hereinafter described, is hereby rezoned from the BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District; to the A-2 Medium-Density Apartment District with a height limit of 60 feet, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Keys: 9-1-134: 36, 40, 42, 54, and portions of 28, 33, 35, 53 and 55.

SECTION 2. The Unilateral Agreement conditions of Ordinance 93-94, as amended by Ordinance 02-09 and Ordinance 02-58, shall remain in full force and effect, unless released by the Director of the Department of Planning and Permitting, as authorized by Section 21-2.80(e)(2), Revised Ordinances of Honolulu.

SECTION 3. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL **62 (2015), CD2**

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (br)

DATE OF INTRODUCTION:

August 11, 2015
Honolulu, Hawaii

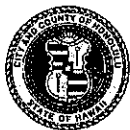
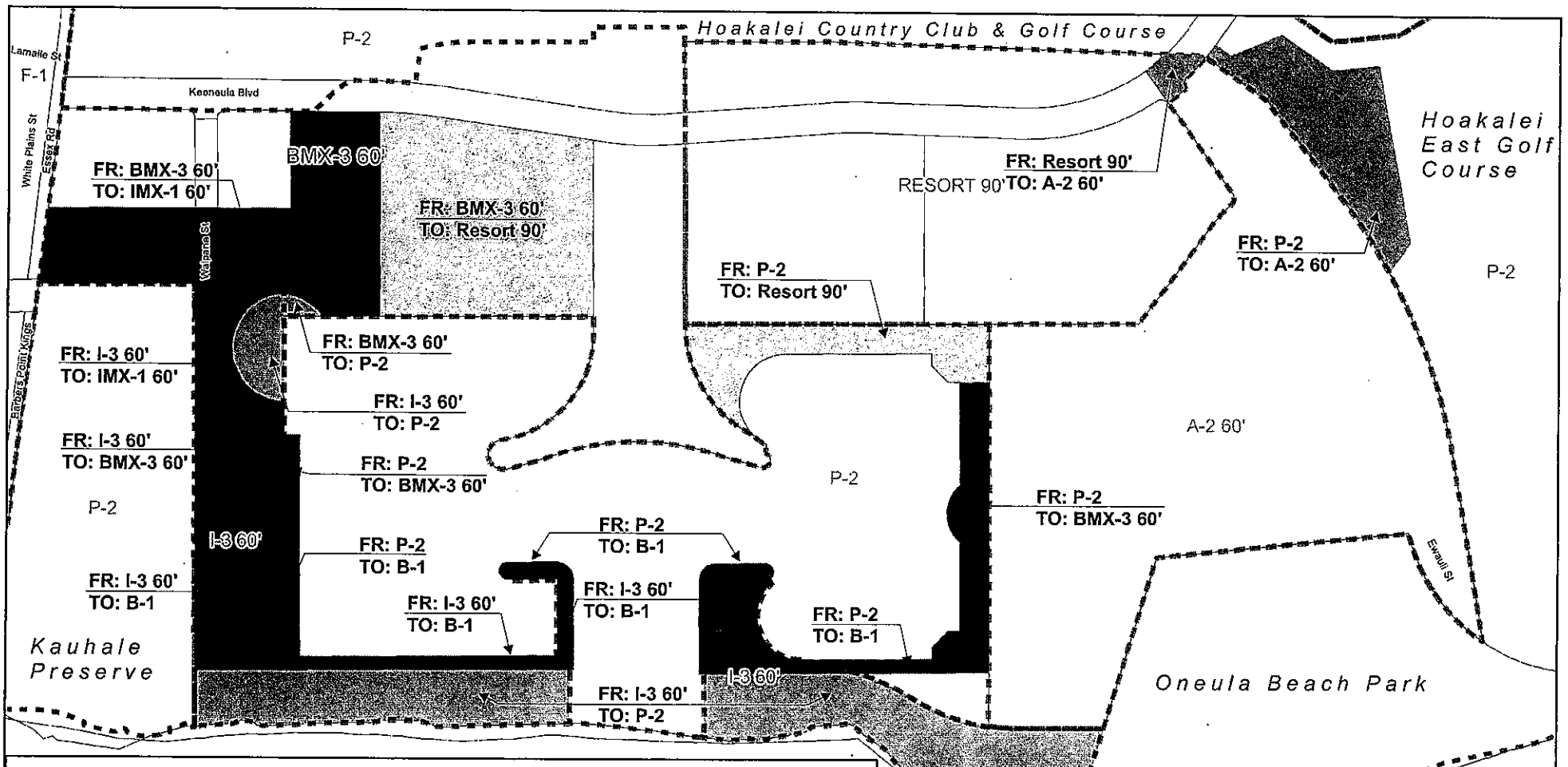
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

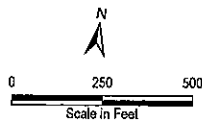
Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

KIRK CALDWELL, Mayor
City and County of Honolulu



**PORTION OF
ZONING MAP NO. 12
(EWA BEACH-IROQUOIS POINT)**



APPLICANT: HASEKO (Ewa), Inc.

TAX MAP KEY(S): 9-1-134: 36, 40, 42 and 54 and
Pors. 28, 33, 35, 53 and 55

FOLDER NO.: 2015/Z-1

LAND AREA: Approx. 62 Acres

PREPARED BY: CITY COUNCIL
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING: PLANNING COMMISSION CITY COUNCIL

Legend

- Project Sites
(Proposed Zoning
Changes)
- Existing Zoning
Boundary Line

ORD. NO.:

EFF. DATE:

EXHIBIT A

BILL: 62 (2015), CD2

EXHIBIT B

DRAFT UNILATERAL AGREEMENT
INCORPORATING THE CONDITIONS RECOMMENDED
BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council

TO BE ADDED:

DRAFT
9/23/16
BILL 62 (2015)
PROPOSED U/A

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL () OR PICKUP (X)

MORIHARA LAU & FONG LLP
841 BISHOP STREET, SUITE 400
HONOLULU, HI 96813
TELEPHONE No.: (808) 526-2888

TYPE OF DOCUMENT:

UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

PARTIES TO DOCUMENT:

DECLARANT: HASEKO (EWA), INC., A HAWAII CORPORATION
91-1001 KAIMALIE STREET, SUITE 205
EWA BEACH, HAWAII 96706

HOAKALEI CORPORATION, A HAWAII CORPORATION
91-1001 KAIMALIE STREET, SUITE 205
EWA BEACH, HAWAII 96706

TAX MAP KEY FOR PROPERTY:

9-1-134: 027, 028, 033, 035 TO 040, 042, AND 053 TO 055

Total Pages ()

UNILATERAL AGREEMENT
AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as this " Unilateral Agreement" or "Declaration") is made this _____ day of _____, 2016, by HASEKO (EWA), INC., a Hawaii corporation ("Haseko"), and HOAKALEI CORPORATION, a Hawaii corporation ("Hoakalei"), both of whose address is 91-1001 Kaimalie Street, Suite 205, Ewa Beach, Hawaii 96706 (Haseko and Hoakalei are sometimes hereinafter collectively referred to as the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the developer and owner in fee simple of the approximately 1,100-acre mixed-use development known as "Ocean Pointe-Hoakalei" situated in Honouliuli, Ewa, Oahu, Hawaii; and

WHEREAS, lands comprising Ocean Pointe-Hoakalei were rezoned by Ordinance 93-94 and are subject to a Unilateral Agreement dated November 29, 1993 (the "93-94 UA") filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Land Court") as Document No. 2091140, and incorporated by reference into Ordinance 93-94; and

WHEREAS, certain parcels of land within Ocean Pointe-Hoakalei were rezoned by Ordinance 02-09 to accommodate a reduction of the marina and a revised drainage plan, and an amendment to the 93-94 UA (the "First 93-94 UA Amendment") was filed in the Office of the Assistant Registrar of the Land Court as Document No. 2778785, and incorporated by reference into Ordinance 02-09; and

WHEREAS, pursuant to Ordinance 02-58, a further amendment to the 93-94 UA, as amended by the First 93-94 UA Amendment (the "Second 93-94 UA Amendment") was filed in the Office of the Assistant Registrar of the Land Court as Document Nos. 2857087 and 2857088, and incorporated by reference into Ordinance 02-58; and

WHEREAS, the last undeveloped phase of Ocean Pointe-Hoakalei (the "Project") includes approximately 175 acres, described as Tax Map Key Nos. (1) 9-1-134: 027, 028, 033, 035 to 040, 042, and 053 to 055, depicted as the bordered area on the map attached hereto as Exhibit 1 and incorporated by reference herein, and more particularly described in Exhibit 2 and Exhibit 3 attached hereto and incorporated by reference herein (the "Property"), and the Declarant desires to make the Property subject to this Unilateral Agreement; and

WHEREAS, certain parcels of land within Ocean Pointe-Hoakalei, including lands comprising the Property, have been deregistered from the Land Court system and are now registered with the Bureau of Conveyances under the regular system; and

WHEREAS, the City Council (the "Council") of the City and County of Honolulu (the "City"), pursuant to the provisions of the Land Use Ordinance ("LUO"), Revised Ordinances of Honolulu 1990 ("ROH"), Section 21-2.80, as amended, relating to conditional zoning, is considering a change in zoning under the LUO of portions of the Property from the BMX-3 Community Business Mixed Use District (with a height limit of 60 feet), I-3 Waterfront Industrial District (with a height limit of 60 feet), and P-2 General Preservation District (with a height limit of 25 feet); to the A-2 Medium-Density Apartment District (with a height limit of 60 feet), B-1 Neighborhood Business District (with a height limit of 40 feet), BMX-3 Community Business Mixed Use District (with a height limit of 60 feet), IMX-1 Industrial-Commercial Mixed Use District (with a height limit of 60 feet), Resort District (with a height limit of 90 feet), and P-2 General Preservation District (with a height limit of 25 feet) (the "zone change"); and

WHEREAS, the portions of the Property subject to the zone change and consisting of approximately 61 acres, described as Tax Map Key Nos. (1) 9-1-134: 036, 040, 042, 054, and portions of 028, 033, 035, 053 and 055 are depicted as the shaded areas proposed for zone

Proposed Changes Approved By Zoning & Planning Committee at
9/22/2016 Meeting

changes on the map attached hereto as Exhibit 1 and incorporated by reference herein (the "zone change area"); and

WHEREAS, a public hearing regarding the zone change, Bill 62 (2015), was held by the Council on April 20, 2016; and

WHEREAS, the Council recommended by its Zoning and Planning Committee Report No. 308 (2016), that the said zone change be approved, subject to continuation in full force and effect of the 93-94 UA, as amended by the First 93-94 UA Amendment, and as further amended by the Second 93-94 UA Amendment, and subject to the following additional conditions contained in this Declaration to be made pursuant to the provisions of ROH Section 21-2.80, as amended, relating to conditional zoning, and to become effective on the effective date of the zoning ordinance approving the change of zoning (the "Rezoning Ordinance");

NOW THEREFORE, Declarant hereby covenants and declares as follows with respect to the Property:

1. Public Access and Revised Urban Design Plan. The proposed swimming cove adjacent to the lagoon shall be made available for use by the general public when completed. At least 150 parking stalls shall also be made available for use by the general public prior to issuance of the first certificate of occupancy for visitor units located within the Property and parking rates should be comparable to other City lots. The 150 parking stalls shall not be used to satisfy off-street parking required by the Land Use Ordinance ("LUO") except as follows: for development within the swimming cove and lagoon, the 150 parking stalls may be used only to satisfy off-street parking required by the LUO for outdoor recreation facilities that are open to the public at no charge, as determined by the Director of the Department of Planning and Permitting (the "DPP"). The swimming and parking areas shall be linked with a publicly accessible pedestrian pathway system that connects them together with the nearby nature preserve, shoreline areas around the lagoon, the natural shoreline, and Oneula Beach Park. In the interest of creating a safe and conducive place for recreational activities, the Declarant shall take steps to mitigate the lagoon's public access and safety issues. Such steps shall include but not be limited to working with DPP to implement the creation of boardwalks and shared walkways along the perimeter of the lagoon for safe public and emergency responder access. These items shall be incorporated into a revised Urban Design Plan, which the Declarant shall submit to DPP for review and approval prior to issuance of the first building permit for visitor units located within the Property.
2. No hotel uses are permitted on the Property except in areas zoned Resort District. No vacation cabin uses are permitted on the Property. Notwithstanding any future amendments to the LUO, no time sharing, bed and breakfast home, transient vacation unit, or other uses involving transient overnight accommodations are permitted on the Property, except to the extent permitted by the LUO in areas zoned Resort District.
3. Navy Easement. No residential use, hotels, or other transient overnight accommodations shall be permitted within that portion of the Property encumbered by that certain Grant of Restrictive Easement dated June 8, 1989, and filed in the Office of the Assistant Registrar of the Land Court of the State of

Hawaii as Document No. 1685738, unless a court or other authorized agency determines that the easement is terminated or unless such uses are consented to by the easement holder.

4. All conditions established in the 93-94 UA, as amended by the First 93-94 UA Amendment, and as further amended by the Second 93-94 UA Amendment, remain in full force and effect and are incorporated herein by reference.
5. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
6. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied, or as necessary.
7. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

NOW, THEREFORE, the Declarant hereby makes the following additional declarations:

As used herein, references to a specific City department or agency shall be deemed to include a reference to any successor department or agency.

That the conditions imposed herein are reasonably conceived to fulfill public service demands created by the requested change in zoning and are rationally related to the objective of preserving the public health, safety, and general welfare, and the further implementation of the General Plan of the City and County of Honolulu.

That the development of the Property shall conform to the aforesaid conditions with the understanding that, at the request of the Declarant upon the satisfaction of the conditions set forth in this Unilateral Agreement, the DPP may fully or partially release, as applicable, any of the foregoing conditions that have been fulfilled.

That if there are any conflicts between this Unilateral Agreement and any previous unilateral agreement(s) applicable to the Property, the terms and conditions of this Unilateral Agreement shall apply.

Proposed Changes Approved By Zoning & Planning Committee at
9/22/2016 Meeting

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the conditions imposed in this Declaration shall run with the Property and shall bind and constitute notice to all parties hereto and subsequent lessees, grantees, assignees, mortgagees, lienors, successors, and any other persons who have or claim to have an interest in the Property, and the City and County of Honolulu shall have the right to enforce this Declaration by rezoning, appropriate action at law or suit in equity against all such persons, provided that Declarant or its successors and assigns may file a petition with the DPP for amendment or removal of any conditions or termination of this Declaration, such petition to be processed in the same manner as petitions for zone changes.

IN WITNESS WHEREOF, the parties hereto have executed this Unilateral Agreement and Declaration for Conditional Zoning of the day and year first above written.

HASEKO (EWA), INC.

HOAKALEI CORPORATION

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF HAWAII)
)
) SS.
CITY AND COUNTY OF HONOLULU)

The foregoing instrument is dated _____
and contained _____ pages at the time of this acknowledgment/certification.

My commission expires: _____

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

The foregoing instrument is dated _____
and contained _____ pages at the time of this acknowledgment/certification.

My commission expires: _____

Exhibit 2

-PARCEL FIRST:-
(Lot 18886-A)

LOT 18886-A

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
(DPP FILE NO. 2014/SUB-171)
SITUATE AT HONOULIULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Southwest corner of this parcel of land, being the South corner of Lot 18880-A (DPP File No. 2015/SUB-208), being also a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUALI NEW" being 23,998.21 feet South and 11,576.42 feet east, thence running by azimuths measured clockwise from true South:

1. 170° 37' 248.58 feet along Lot 18880-A (DPP File No. 2015/SUB-208),
being a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi;
2. 260° 37' 491.38 feet along Lot 18880-A (DPP File No. 2015/SUB-208),
being a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi;
3. 262° 37' 1008.36 feet along Lot 18880-A (DPP File No. 2015/SUB-208),
being a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi;
4. 352° 37' 127.03 feet along Lot 18880-B (DPP File No. 2014/SUB-171),
being a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi;
5. Thence along Lot 18887 (Document No. A-43731083), being a portion of R.P.
6971, L.C. Aw. 11216, Apana 8 to M.
Kekauonohi; on a curve to the right with a
radius of 686.00 feet, the chord azimuth
and distance being:
64° 44' 07.5" 329.17 feet;
6. 82° 37' 533.40 feet along Lot 18887 (Document No. A-43731083), being a
portion of R.P. 6971, L.C. Aw. 11216,
Apana 8 to M. Kekauonohi;

7. Thence along Lot 18887 (Document No. A-43731083), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the left with a radius of 1354.00 feet, the chord azimuth and distance being:

79° 37' 141.73 feet;

8. 76° 37' 499.02 feet along Lot 18887 (Document No. A-43731083), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 7.182 acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 9, 2016.

-PARCEL SECOND:-
(Lot 18886-B)

LOT 18886-B

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
(DPP FILE NO. 2014/SUB-171)
SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Northeast corner of this parcel of land, being the Southeast corner of Lot 18880-A (DPP File No. 2015/SUB-208), being also a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUA! NEW" being 23,521.34 feet South and 13,189.84 feet East, thence running by azimuths measured clockwise from true South:

1. Along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 686.00 feet, the chord azimuth and distance being:

45° 56' 09.5" 212.66 feet;
2. 172° 37' 127.03 feet along Lot 18886-A (DPP File No. 2014/SUB-171), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 262° 37' 170.55 feet along Lot 18880-A (DPP File No. 2015/SUB-208), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 0.276 acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 9, 2016.

-PARCEL THIRD:-
(Lot 18887)

LOT 18887

(Deregistered from the Land Court System By Recordation of the Land Court
Certificate of Title No. 1,014, 994 in the Bureau of Conveyances of the State of Hawaii
on December 22, 2011, as Regular System Document No. A-43731083)

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
SITUATE AT HONOLULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Southwest corner of this parcel of land, being the Northwest corner of
Lot 4 (DPP File No. 2008/SUB-203), being also a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred
to Government Survey Triangulation Station "KAPUA NEW" being 24,338.47 feet
South and 9,441.36 feet East, thence running by azimuths measured clockwise from
true South:

1. 178° 02' 108.78 feet along Lot 13058-G (Map 962) of Land Court
Application Number 1069;
2. 261° 09' 1040.14 feet along Lot 18880-A (DPP File No. 2015/SUB-208),
being a portion of R.P. 6971, L.C. Aw.
11216, Apana 8 to M. Kekauonohi;
3. Thence along Lot 18880-A (DPP File No. 2015/SUB-208), being a portion of R.P.
6971, L.C. Aw. 11216, Apana 8 to M.
Kekauonohi, on a curve to the right with a
radius of 2,056.00 feet, the chord azimuth
and distance being:
265° 05' 58" 283.22 feet;
4. 269° 02' 56" 574.52 feet along Lot 18880-A (DPP File No. 2015/SUB-208),
being a portion of R.P. 6971, L.C. Aw. .
11216, Apana 8 to M. Kekauonohi;
5. Thence along Lot 18880-A (DPP File No. 2015/SUB-208), being a portion of R.P.
6971, L.C. Aw. 11216, Apana 8 to M.
Kekauonohi, on a curve to the left with a
radius of 944.00 feet, the chord azimuth
and distance being:
262° 49' 58" 204.43 feet;

6. 256° 37' 552.05 feet along Lot 18880-A (DPP File No. 2015/SUB-208) and Lot 18886-A (DPP File No. 2014/SUB-171) being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
7. Thence along Lot 18886-A (DPP File No. 2014/SUB-171), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1354.00 feet, the chord azimuth and distance being:
259° 37' 141.73 feet;
8. 262° 37' 533.40 feet along Lot 18886-A (DPP File No. 2014/SUB-171), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
9. Thence along Lots 18886-A and 18886-B (DPP File No. 2014/SUB-171), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 686.00 feet, the chord azimuth and distance being:
234° 41' 642.71 feet;
10. 206° 45' 280.82 feet along Lot 18880-A (DPP File No. 2015/SUB-208) being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
11. 319° 46' 103.06 feet along Lot 17875 (Map 1381) of Land Court Application Number 1069;
12. 295° 12' 13.15 feet along Lot 17875 (Map 1381) of Land Court Application Number 1069;
13. 26° 45' 240.88 feet along Lots A-2-A and A-1-A (DPP File No. 2014/SUB-94), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
14. Thence along Lot A-1-A (DPP File No. 2014-SUB-94) and Lot A (DPP File No. 2013/SUB-66), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the right with a radius of 794.00 feet, the chord azimuth and distance being:
32° 08' 02.5" 149.00 feet;

15. Thence along Lot A (DPP File No. 2013/SUB-66), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
- 354° 55' 11" 40.61 feet;
16. 42° 19' 17" 78.00 feet along Lot 2 (DPP File No. 2013/SUB-65), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
17. Thence along Lot 4 (DPP File No. 2013/SUB-65), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
- 89° 43' 23.5" 40.61 feet;
18. Thence along Lot 4 (DPP File No. 2013/SUB-65), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 794.00 feet, the chord azimuth and distance being:
- 64° 52' 15" 484.01 feet;
19. 82° 37' 533.40 feet along Lot 4 (DPP File No. 2013/SUB-65), and Lot 4 (DPP File No. 2013/SUB-94), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
20. Thence along Lot 4 (DPP File No. 2013/SUB-94), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,246.00 feet, the chord azimuth and distance being:
- 79° 37' 130.42 feet;
21. 76° 37' 552.05 feet along Lots 4 and 3 (DPP File No. 2013/SUB-94), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
22. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1,052.00 feet, the chord azimuth and distance being:

- 82° 49' 58" 227.82 feet;
23. 89° 02' 56" 574.52 feet along Lots 3 and 2 (DPP File No. 2013/SUB-94), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
24. Thence along Lots 2, 6, and 1 (DPP File No. 2013/SUB-94), being portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,948.00 feet, the chord azimuth and distance being:
- 85° 05' 58" 268.34 feet;
25. 81° 09' 480.79 feet along Lot 1 (DPP File No. 2013/SUB-94), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
26. Thence along Lot 1 (DPP File No. 2013/SUB-94), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
- 35° 53' 58" 42.61 feet;
27. 80° 38' 56" 78.00 feet along Lot 5-A (DPP File No. 2014/SUB-146), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
28. 170° 38' 56" 1.21 feet along Lot 4 (DPP File No. 2008/SUB-203), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
29. Thence along Lot 4 (DPP File No. 2008/SUB-203), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
- 125° 53' 58" 42.24 feet;
30. 81° 09' 434.39 feet along Lot 4 (DPP File No. 2008/SUB-203), being a portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 10.819 acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 9, 2016.

-PARCEL FOURTH:-
(Lot A-1-A – DPP File No. 2014/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Island of Oahu, City and County of Honolulu, State of Hawaii, being LOT A-1-A and thus bounded and described:

Beginning at the northwest corner of this parcel of land, being also the west corner of Lot A-2-A, being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUA NEW" being 23,461.50 feet south and 13,353.26 feet east, thence running by azimuths measured clockwise from true South:

1. 296° 45' 67.01 feet along Lot A-2-A;
2. 238° 22' 05" 188.65 feet along Lot A-2-A;
3. 295° 12' 215.11 feet along Lot A-2-A;
4. 255° 07' 162.26 feet along Lot A-2-A;
5. 340° 46' 618.03 feet along Lot A-2-A;
6. 26° 16' 29" 126.45 feet along Lot A-2-A;
7. Thence along Lot B (DPP File No. 2011/SUB-149), on a curve to the left with a radius of 2,008.00 feet, the chord azimuth and distance being:
137° 28' 53" 313.79 feet;
8. 133° 00' 414.92 feet along Lot B (DPP File No. 2011/SUB-149);
9. 116° 17' 257.61 feet along Lot B (DPP File No. 2011/SUB-149);
10. Thence along Lot 18887 (Map 1504) of Land Court Application 1069, on a curve to the left with a radius of 794.00 feet, the chord azimuth and distance being:
208° 37' 20" 51.88 feet;
11. 206° 45' 4.69 feet along Lot 18887 (Map 1504) of Land Court Application 1069 to the point of beginning and containing an area of 5.055 acres, more or less.

Together with a non-exclusive easement to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929), as set forth by Land Court Order No. 186159, filed March 2, 2011;

Subject, however, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigns, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, provided, however, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication.

Together with nonexclusive easements for golf cart path and underground electrical and irrigation pipeline purposes under, over, upon, across, along, and through EASEMENT B, as provided by GRANT OF GOLF CART PATH AND UTILITY EASEMENT dated June 27, 2014, recorded as Document No. A-52910890, said Easement being more particularly described and subject to the terms and provisions contained therein.

Notes:

1. Lot 18887, as shown on Map 1504 of Land Court Application 1069, was deregistered from the Land Court System by recordation of Land Court Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083.
2. DPP File No. 2011-SUB-149 was recorded in said Bureau of Conveyances on September 20, 2012, as Regular System Document No. A-46460996.
3. DPP File No. 2014/SUB-94 was recorded in said Bureau of Conveyances on August 20, 2014, as Regular System Document No. A-53450892.

-PARCEL FIFTH:-
(Lot 4 - DPP File No. 2008/SUB-203)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 4, a portion of Lot 18888 as shown on Map 1504 of Land Court Application 1069 less erosion, said Lot 18888, together with Lots 18880 through 18887, inclusive, all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, and thus bounded and described as per survey dated September 18, 2009:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being said Lot 18887, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAL NEW" being 24,301.25 feet south and 9,903.12 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 38' 56" 574.94 feet along the southerly side of said Keoneula Boulevard and Lot 5 of said subdivision;
2. 80° 38' 56" 543.00 feet along Lot 11729 of Land Court Application 1069, Map 846;
3. 178° 02' 613.83 feet along Lots 13082-C and 13058-A-1 of Land Court Application 1069, Maps 1049 and 1365, respectively;
4. 261° 09' 434.39 feet along the southerly side of said Keoneula Boulevard;
5. Thence along the southerly side of said Keoneula Boulevard, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

305° 53' 58" 42.24 feet, to the point of beginning and containing an area of 7.011 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: Subdivision of Lot 18888 (Map 1504) Into Lots 1 through 5, inclusive, DPP File No. 2008/SUB-203 was recorded in the Bureau of Conveyances of the State of Hawaii on September 11, 2012, as Regular System Document No. A-46370706.

-PARCEL SIXTH:-
(Lot 5-A)

LOT 5-A

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
(DPP FILE NO. 2014/SUB-146)
SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Southwest corner of this parcel of land, being the Northwest corner of Lot 5-B (DPP File No. 2014/SUB-146), being also a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being-25,263.36 feet South and 10,064.02 feet East, thence running by azimuths measured clockwise from true South:

1. 170° 38' 56" 978.78 feet along Lot 11729 (Map 846) of Land Court Application 1069 and Lot 4 (DPP File No. 2008/SUB-203), being Portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 260° 38' 56" 78.00 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 350° 38' 56" 857.78 feet along Lot 1 (DPP File No. 2013/SUB-94) and Lot 5-C (DPP File No. 2014/SUB-146), being Portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
4. Thence along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

305° 38' 56" 28.28 feet;
5. 350° 38' 56" 66.00 feet along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

6. Thence along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

35° 38' 56" 28.28 feet;

7. 350° 38' 56" 15.00 feet along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

8. 80° 38' 56" 78.00 feet along Lot 5-B (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 1.787 Acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 5, 2016.

-PARCEL SEVENTH:-
(Lot 5-B)

LOT 5-B

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
(DPP FILE NO. 2014/SUB-146)
SITUATE AT HONOULIULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Northwest corner of this parcel of land, being the Southwest corner of Lot 5-A (DPP File No. 2014/SUB-146), being also a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being-25,263.36 feet South and 10,064.02 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 38' 56" 309.39 feet along Lots 5-A and 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 350° 40' 907.44 feet along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 80° 40' 309.11 feet along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
4. 170° 38' 56" 907.34 feet along Lot 11729 (Map 846) of Land Court Application 1069 to the point of beginning and containing an area of 6.442 Acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 5, 2016.

-PARCEL EIGHTH:-
(Lot 5-C)

LOT 5-C

BEING A PORTION OF ROYAL PATENT 6971,
LAND COMMISSION AWARD 11216, APANA 8 TO M. KEKAUONOHI
(DPP FILE NO. 2014/SUB-146)
SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the Southwest corner of this parcel of land, being the Southeast corner of Lot 11729 (Map 846) of Land Court Application 1069, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,852.25 feet South and 10,075.38 feet East, thence running by azimuths measured clockwise from true South:

1. 170° 38' 56" 192.58 feet along Lot 11729 (Map 846) of Land Court Application 1069;
2. 260° 40' 309.11 feet along Lots 5-B (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 170° 40' 907.44 feet along Lots 5-B (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
4. 80° 38' 56" 231.39 feet along Lots 5-B (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
5. 170° 38' 56" 15.00 feet along Lots 5-A (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
6. Thence along Lot 5-A (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

215° 38' 56" 28.28 feet;
7. 170° 38' 56" 66.00 feet along Lot 5-A (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

8. Thence along Lot 5-A (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
- 125° 38' 56" 28.28 feet;
9. 170° 38' 56" 282.81 feet along Lot 5-A (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
10. 260° 38' 56" 231.52 feet along Lot 1 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
11. 350° 40' 98.25 feet along Lot 1 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
12. 260° 40' 1071.02 feet along Lots 1 and 6 (DPP File No. 2013/SUB-94), being Portions of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
13. 350° 40' 56.36 feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
14. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 368.07 feet, the chord azimuth and distance being:
- 28° 21' 59.5" 450.17 feet;
15. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1400.00 feet, the chord azimuth and distance being:
- 67° 07' 19.5" 51.59 feet;
16. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:

338° 10' 40" 100.00 feet;

17. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1500.00 feet, the chord azimuth and distance being:

244° 57' 44" 168.28 feet;

18. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 900.00 feet, the chord azimuth and distance being:

260° 40' 583.65 feet;

19. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1500.00 feet, the chord azimuth and distance being:

276° 48' 10.5" 145.70 feet;

20. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 25.64 feet, the chord azimuth and distance being:

188° 30' 09.5" 51.12 feet;

21. 173° 57' 15" 30.67 feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

22. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 165.00 feet, the chord azimuth and distance being:

115° 37' 51" 53.16 feet;

23. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 425.00 feet, the chord azimuth and distance being:

138° 43' 40" 449.66 feet;

24. 170° 40' 1.63 feet along Lot 3 (DPP File No. 2013/SUB-94),
being a Portion of R.P. 6971, L.C. Aw. 11216,
Apana 8 to M. Kekauonohi;

25. 260° 40' 1053.26 feet along Lot 4 (DPP File No. 2013/SUB-94)
and Lot 4 (DPP File No. 2013/SUB-65, being
Portions of R.P. 6971, L.C. Aw. 11216, Apana 8
to M. Kekauonohi;

26. 350° 40' 1384.11 feet along Lot 3 (DPP File No. 2013/SUB-65),
being a Portion of R.P. 6971, L.C. Aw. 11216,
Apana 8 to M. Kekauonohi;

27. Thence along Lot 3 (DPP File No. 2013/SUB-65), being a Portion of R.P. 6971,
L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on
a curve to the left with a radius of 700.00 feet,
the chord azimuth and distance being:

265° 14' 43.5" 103.64 feet;

28. 261° 00' 293.79 feet along Lot 3 (DPP File No. 2013/SUB-65),
being a Portion of R.P. 6971, L.C. Aw. 11216,
Apana 8 to M. Kekauonohi;

29. 7° 52' 333.11 feet along Lot 2697 (Map 274) of Land Court
Application 1069;

Thence following along the shoreline certified on September 4, 2014, the chord
azimuth and distances for the next twenty-five
(25) courses are as follows:

30. 83° 31' 157.20 feet;

31. 71° 49' 45.80 feet;

32. 89° 13' 120.30 feet;

33. 74° 16' 67.80 feet;

34. 113° 26' 94.70 feet;

35. 123° 38' 201.90 feet;

36. 136° 12' 69.00 feet;

37. 114° 13'	143.80 feet;
38. 77° 00'	130.40 feet;
39. 37° 53'	27.60 feet;
40. 60° 10'	43.50 feet;
41. 69° 03'	105.10 feet;
42. 86° 15'	253.80 feet;
43. 88° 00'	378.80 feet;
44. 78° 56'	494.20 feet;
45. 85° 51'	211.30 feet;
46. 79° 00'	323.50 feet;
47. 127° 59'	16.40 feet;
48. 78° 48'	25.30 feet;
49. 39° 10'	18.90 feet;
50. 78° 40'	57.60 feet;
51. 135° 22'	15.90 feet;
52. 89° 19'	51.40 feet;
53. 47° 53'	25.40 feet;
54. 75° 03'	135.80 feet to the point of beginning and containing an area of 80.968 Acres, more or less, as per Survey of Ryan M. Suzuki, Licensed Professional Land Surveyor with R.M. Towill Corporation, dated May 5, 2016.

-PARCEL NINTH:-
(Lot 1 - DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 1 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,169.11 feet south and 10,533.64 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 40' 697.96 feet along Lot 6 of the Marina Six Lot Bulk Subdivision;
2. 80° 40' 331.48 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
3. 170° 40' 98.25 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
4. 80° 38' 56" 231.52 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
5. 170° 38' 56" 574.97 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;

6. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

215° 53' 58" 42.61 feet;

7. 261° 09' 480.79 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;

8. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 1,948.00 feet, the chord azimuth and distance being:

261° 55' 02" 52.17 feet, to the point of beginning and containing an area of 8.535 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: DPP File No. 2013/SUB-94 "MARINA SIX LOT BULK SUBDIVISION, was recorded in the Bureau of Conveyances of the State of Hawaii on August 20, 2014, as Regular System Document No. A-53450892.

-PARCEL TENTH:-
(Lot 2 - DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 2 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,144.73 feet south and 11,279.09 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 40' 356.12 feet along Lot 3 of the Marina Six Lot Bulk Subdivision;
2. 80° 40' 719.54 feet along Lot 6 of the Marina Six Lot Bulk Subdivision;
3. 170° 40' 452.15 feet along Lot 6 of the Marina Six Lot Bulk Subdivision, to a non-tangent curve to the right having a radius of 1,948.00 feet, its curve center bears: 353° 16' 24";
4. Thence along said non-tangent curve, along the southerly side of Keoneula Boulevard, on a curve to the right having a radius of 1948.00 feet, the chord azimuth and distance being:

266° 09' 40" 196.28 feet;
5. 269° 02' 56" 529.81 feet along the southerly side of Keoneula Boulevard, along said Lot 18887, to the point of beginning and containing an area of 6.743 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: DPP File No. 2013/SUB-94 "MARINA SIX LOT BULK SUBDIVISION, was recorded in the Bureau of Conveyances of the State of Hawaii on August 20, 2014, as Regular System Document No. A-53450892.

-PARCEL ELEVENTH:-
(Lot 3 - DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 3 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,144.73 feet south and 11,279.09 feet east, thence running by azimuths measured clockwise from true South:

1. 269° 02' 56" 44.71 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
2. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the left having a radius of 1052.00 feet, the chord azimuth and distance being:
262° 49' 58" 227.82 feet;
3. 256° 37' 45.48 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
4. 350° 37' 588.45 feet along Lot 4 of the Marina Six Lot Bulk Subdivision;
5. 350° 40' 26.63 feet along Lot 4 of the Marina Six Lot Bulk Subdivision and Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
6. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 425.00 feet, the

chord azimuth and distance being:

318° 43' 40" 449.66 feet to a non-tangent curve to the left having a radius of 165.00 feet, its curve center bears: 214° 54' 05";

7. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a non-tangent curve to the left having a radius of 165.00 feet, the chord azimuth and distance being:

295° 37' 51" 53.16 feet;

8. 353° 57' 15" 30.67 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, to a non-tangent curve to the right having a radius of 25.64 feet, its curve center bears: 12° 59' 10";

9. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a non-tangent curve to the right having a radius of 25.64 feet, the chord azimuth and distance being:

8° 30' 09.5" 51.12 feet, to a compound curve to the right having a radius of 1,500.00 feet, its curve center bears: 184° 01' 09";

10. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 1,500.00 feet, the chord azimuth and distance being:

96° 48' 10.5" 145.70 feet, to the reverse curve to the left having a radius of 900.00 feet, its curve center bears: 9° 35' 12";

11. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 900.00 feet, the chord azimuth and distance being:

80° 40' 583.65 feet, to a reverse curve to the right having a radius of 1500.00 feet, its curve center bears: 151° 44' 48";

12. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 1,500.00 feet, the chord azimuth and distance being:

64° 57' 44" 168.28 feet, to a compound curve to the right having a radius of 50.00 feet, its curve center bears: 158° 10' 40";

13. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 50.00 feet, the chord azimuth and distance being:

158° 10' 40" 100.00 feet, to the reverse curve to the left having a radius of 1,400.00 feet, its curve bears: 158° 10' 40";

14. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 1,400.00 feet, the chord azimuth and distance being:

247° 07' 19.5" 51.59 feet, to a compound curve to the left having a radius of 368.07 feet, its curve center bears: 156° 03' 59";

15. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 368.07 feet, the chord azimuth and distance being:

208° 21' 59.5" 450.17 feet;

16. 170° 40' 657.48 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706 and Lots 6 and 2 of the Marina Six Lot Bulk Subdivision, to the point of beginning and containing an area of 9.681 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: DPP File No. 2013/SUB-94 "MARINA SIX LOT BULK SUBDIVISION, was recorded in the Bureau of Conveyances of the State of Hawaii on August 20, 2014, as Regular System Document No. A-53450892.

-PARCEL TWELFTH:-
(Lot 4 – DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 4 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,939.39 feet south and 12,407.26 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 40' 645.02 feet along Lot 5 of the Marina Six Lot Bulk Subdivision;
2. 80° 40' 828.77 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
3. 170° 40' 25.00 feet along Lot 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
4. 170° 37' 588.45 feet along Lot 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
5. 256° 37' 506.57 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
6. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the right having a radius of 1,246.00 feet, the chord azimuth and

distance being:

259° 37' 130.42 feet;

7. 262° 37' 193.69 feet along the southerly side of Keoneula Boulevard, along said Lot 18887, to the point of beginning and containing an area of 12.152 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: DPP File No. 2013/SUB-94 "MARINA SIX LOT BULK SUBDIVISION, was recorded in the Bureau of Conveyances of the State of Hawaii on August 20, 2014, as Regular System Document No. A-53450892.

-PARCEL THIRTEENTH:-
(Lot 5 – DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 5 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,939.39 feet south and 12,407.26 feet east, thence running by azimuths measured clockwise from true South:

1. 262° 37' 339.71 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
2. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the left having a radius of 794.00 feet, the chord azimuth and distance being:

244° 52' 15" 484.01 feet, to the reverse curve to the right having a radius of 30.00 feet, its curve center bears: 317° 07' 30";
3. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

269° 43' 23.5" 40.61 feet;
4. 312° 19' 17" 26.41 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46460996;

5. Thence along the Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the right having a radius of 963.00 feet, the chord azimuth and distance being:

313° 59' 38.5 56.22 feet;

6. 315° 40' 299.78 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996;

7. Thence along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

358° 05' 38" 40.48 feet, to a reverse curve to the left having a radius of 416.00 feet, its curve center bears: 310° 31' 16";

8. Thence along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the left having a radius of 416.00 feet, the chord azimuth and distance being:

34° 06' 38" 92.89 feet;

9. 27° 42' 425.75 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996;

10. 80° 40' 741.73 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996 and Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;

11. 170° 40' 645.02 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, to the point of beginning and containing an area of 14.371 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18867 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL FOURTEENTH:-
(Lot 6 – DPP File No. 2013/SUB-94)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 6 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,169.11 feet south and 10,533.64 feet east, thence running by azimuths measured clockwise from true South:

1. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 1,948.00 feet, the chord azimuth and distance being:
262° 58' 44" 20.02 feet;
2. 350° 40' 452.15 feet along Lot 2 of the Marina Six Lot Bulk Subdivision;
3. 260° 40' 719.54 feet along Lot 2 of the Marina Six Lot Bulk Subdivision;
4. 350° 40' 245.00 feet along Lot 3 of the Marina Six Lot Bulk Subdivision;
5. 80° 40' 739.54 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
6. 170° 40' 697.96 feet along Lot 1 of the Marina Six Lot Bulk Subdivision, to the point of beginning and containing an area of 4.367 acres.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Note: DPP File No. 2013/SUB-94 "MARINA SIX LOT BULK SUBDIVISION, was recorded in the Bureau of Conveyances of the State of Hawaii on August 20, 2014, as Regular System Document No. A-53450892.

Ocean Pointe/Hoakalei
Hoakalei Project Site
Parcel A

Being a Portion of Lot 18887 (Document No. A-43731083),
All of Lots 18886-A and 18886-B (DPP File No. 2014/SUB-171), and
Lot A-1-A (DPP File No. 2014/SUB-94);
Being also Portions of Royal Patent 6971,
Land Commission Award 11216, Apana 8 to M. Kekauonohi

SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,752.96 feet South and 11,535.88 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 37' 491.40 feet along Lot 18880-A (DPP File No. 2015/SUB-208), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 262° 37' 1321.29 feet along Lot 18880-A (DPP File No. 2015/SUB-208), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 794.00 feet, the chord azimuth and distance being:
208° 16' 51.5" 42.43 feet;
4. 206° 45' 4.69 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
5. 296° 45' 67.01 feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
6. 238° 22' 05" 188.65 feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

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- | | | | |
|-----|---|----------------|--|
| 7. | 295° 12' | 215.11 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 8. | 255° 07' | 162.26 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 9. | 340° 46' | 618.03 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 10. | 26° 16' 29" | 126.45 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 11. | Thence along Lot A (DPP File No. 2013/SUB-66), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the left with a radius of 2,008.00 feet, the chord azimuth and distance being: | | |
| | | 137° 28' 53" | 313.79 feet; |
| 12. | 133° 00' | 414.92 | feet along Lot A (DPP File No. 2013/SUB-66), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 13. | 116° 17' | 257.61 | feet along Lot A (DPP File No. 2013/SUB-66), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 14. | Thence along Lot A (DPP File No. 2013/SUB-66), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 794.00 feet, the chord azimuth and distance being: | | |
| | | 34° 00' 23" | 97.27 feet; |
| 15. | Thence along Lot A (DPP File No. 2013/SUB-66), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being: | | |
| | | 354° 55' 09.5" | 40.61 feet; |

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16. 42° 19' 17" 78.00 feet along Lot 2 (DPP File No. 2013/SUB-65), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
17. 135° 02' 27" 136.03 feet;
18. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the right with a radius of 686.00 feet, the chord azimuth and distance being:
63° 49' 43.5" 441.88 feet;
19. 82° 37' 533.40 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
20. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,354.00 feet, the chord azimuth and distance being:
79° 37' 141.73 feet;
21. 76° 37' 499.04 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
22. 170° 37' 248.58 feet along Lot 18880-A (DPP File No. 2015/SUB-208), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 12.948 Acres, more or less.

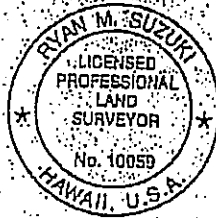
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Ocean Pointe/Hoakalei Alternative
Hoakalei Project Site
Parcel B

Being a Portion of Lot 4 (DPP File No. 2008/SUB-203),
a Portion of Lot 1 (DPP File No. 2013/SUB-94),
a Portion of Lots 5-A and 5-C (DPP File No. 2014/SUB-140),
All of Lot 5-B (DPP File No. 2014/SUB-140), and
All of Lots 2 and 6 (DPP File No. 2013/SUB-94);
Being Also Portions of Royal Patent 6971,
Land Commission Award 11216, Apana 8 to M. Kekauonohi

SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,683.50 feet South and 9,453.21 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 40' 839.56 feet;
2. 170° 40' 335.67 feet;
3. 261° 09' 257.85 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
4. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1,948.00 feet, the chord azimuth and distance being:
265° 05' 58" 268.34 feet;
5. 269° 02' 56" 529.81 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

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6.	350° 40'	601.12	feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
7.	80° 40'	1071.02	feet along Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
8.	350° 40'	405.56	feet along a portion of Lot 5-C (DPP File No. 2014/SUB-146), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
9.	260° 40'	54.59	feet;
10.	350° 40'	757.44	feet;
11.	260° 40'	890.60	feet;
12.	170° 40'	260.29	feet;
13.	80° 40'	172.17	feet;
14.	Thence on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:		
		170° 40'	60.00 feet;
15.	260° 40'	172.00	feet;
16.	Thence on a curve to the right with a radius of 58.00 feet, the chord azimuth and distance being:		
		305° 40'	82.02 feet;
17.	350° 40'	312.29	feet;
18.	80° 40'	15.00	feet;
19.	350° 40'	179.35	feet;
20.	78° 56'	438.77	feet;
21.	85° 51'	211.30	feet;

- 2 -

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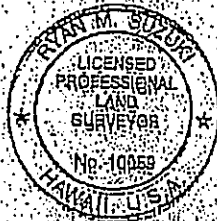
22.	79° 00'	323.50 feet;
23.	127° 59'	16.40 feet;
24.	78° 48'	25.30 feet;
25.	39° 10'	18.90 feet;
26.	78° 40'	57.60 feet;
27.	135° 22'	15.90 feet;
28.	89° 19'	51.40 feet;
29.	47° 53'	25.40 feet;
30.	75° 03'	135.80 feet;
31.	170° 38' 56"	1504.96 feet along Lot 11729 (Map 840) of Land Court Application 1069;
32.	80° 38' 56"	543.00 feet along Lot 11729 (Map 840) of Land Court Application 1069;
33.	178° 02'	268.60 feet along Lots 13082-C (Map 1049) and 13058-A-1 (Map 1365) of Land Court Application 1069 to the point of beginning and containing an area of 38.835 Acres, more or less.

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R. M. TOWILL CORPORATION

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April 15, 2016

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Construction Management

Ocean Pointe/Honalei
Honalei Project Site
Parcel C

Being a Portion of Lot 5-C (DPP File No. 2014/SUB-146),
Being Also a Portion of Royal Patent 6971,
Land Commission Award 11216, Apana 8 to M. Kekauonohi

SITUATE AT HONOLULU, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being the Southwest corner of Lot 4 (DPP File No. 2013/SUB-94), being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,710.26 feet South and 11,694.06 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 40' 1053.26 feet along Lot 4 (DPP File No. 2013/SUB-94) and Lot 4 (DPP File No. 2013/SUB-65), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 350° 40' 1188.76 feet along Lot 3 (DPP File No. 2013/SUB-65), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 80° 40' 492.15 feet;
4. Thence on a curve to the right with a radius of 700.00 feet, the chord azimuth and distance being:
283° 24' 52.5" 240.64 feet;
5. Thence on a curve to the left with a radius of 700.00 feet, the chord azimuth and distance being:
277° 09' 22" 389.56 feet;
6. 261° 00' 293.79 feet along Lot 3 (DPP File No. 2013/SUB-65), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
7. 7° 52' 333.11 feet along Lot 2697 (Map 274) of Land Court Application 1069;
8. 83° 31' 157.20 feet;

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9.	71° 49'	45.80 feet;
10.	89° 13'	120.30 feet;
11.	74° 16'	67.80 feet;
12.	113° 26'	94.70 feet;
13.	123° 38'	201.90 feet;
14.	136° 12'	69.00 feet;
15.	114° 13'	143.80 feet;
16.	77° 00'	130.40 feet;
17.	37° 53'	27.60 feet;
18.	60° 10'	43.50 feet;
19.	69° 03'	105.10 feet;
20.	86° 15'	218.74 feet;
21.	170° 40'	229.43 feet;
22.	80° 40'	15.00 feet;
23.	170° 40'	312.29 feet;
24.	Thence on a curve to the right with a radius of 58.00 feet, the chord azimuth and distance being:	
	215° 40'	82.02 feet;
25.	260° 40'	171.93 feet;
26.	Thence on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:	
	326° 31' 50"	54.76 feet;
27.	341° 07' 22"	15.99 feet;

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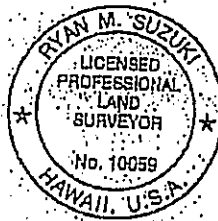


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42. 170° 40'

1.63 feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 17.195 Acres, more or less.



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